

EXHIBIT B

Term from Assumption Date to LXD: 6/1/25 - 1/31/30 (56 Months Remaining)

Annual base rent	\$	388,066.20
Monthly base rent	\$	32,338.85
*flat for entire term		

Total base rent thru LXD	\$	1,810,975.60
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Protection Violation Calculation

Substitute Rent: 2% of Gross Sales

Assuming \$5M in Annual Gross Sales, 2% =	\$	100,000.00
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Reimbursements (NNN) thru LXD	\$	147,939.65
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Total substitute rent thru LXD	\$	614,606.32
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Variance	\$	(1,196,369.28)
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Notes:

2025 NNN charges = \$2,471.06/month.

Assume NNN annual escalation is +3% YOY.

Assume \$5M in Annual Gross Sales